

**COMMITTEE ON THE WELFARE OF
SCHEDULED CASTES AND
SCHEDULED TRIBES
(1977-78)**

12

(SIXTH LOK SABHA)

SIXTEENTH REPORT

MINISTRY OF WORKS AND HOUSING

Action taken by Government on the recommendations contained in the Fifty-seventh Report of the Committee on the Welfare of Scheduled Castes and Scheduled Tribes (Fifth Lok Sabha) on the Ministry of Works and Housing—Housing facilities for Scheduled Castes and Scheduled Tribes provided by the Delhi Development Authority in the Union Territory of Delhi.



(Presented to Lok Sabha on 23 **MAR 1978**
Laid in Rajya Sabha on 23 **MAR 1978**

**LOK SABHA SECRETARIAT
NEW DELHI**

February, 1978/Phalguna, 1899 (Saka)

Price : Rs. 2.00

606.4302

CONTENTS

	PAGE
COMPOSITION OF THE COMMITTEE	(iii)
COMPOSITION OF STUDY GROUP VI (On Action Taken Reports)	(v)
INTRODUCTION	(vii)
CHAPTER I — Report	1
CHAPTER II — Recommendations/Observations which have been accepted by Government	10
CHAPTER III — Recommendations/observations which the Committee do not desire to pursue in view of the Government's replies	12
CHAPTER IV — Recommendations in respect of which replies of Government have not been accepted by the Committee and which require reiteration	27
CHAPTER V — Recommendations/observations in respect of which final replies of Government have not been received.	37
APPENDICES :	
I. Ministry of Home Affairs, Letter No. 15/57/68-SCT.II dated 18th September, 1976	39
II. Ministry of Home Affairs, Letter No. 15/57/58/SCT.II dated 21 September, 1975	43
III. Analysis of the action taken by Government on the recommendations	44

PARLIAMENT LIBRA
 Library & Reference Ser
 Central Govt Publication
 Acc. No. B. 49656

**COMMITTEE ON THE WELFARE OF SCHEDULED CASTES
AND SCHEDULED TRIBES**

(1977-78)

Shri Ram Dhan—Chairman

MEMBERS

Lok Sabha

2. Shri T. Balakrishnaiah
3. Shri B. Bhanwar
- *4. Shri B. S. Chowhan
5. Shri Somjibhai Damor
6. Shri Biren Singh Engti
7. Shri Hukam Ram
8. Shri Hukam Chand Kachwai
9. Shri B. C. Kamble
10. Shri Lahanu Shidava Kom
11. Shri Rama Chandra Mallick
12. Shri Nathuni Ram
13. Shri Natwarlal Parmar
14. Shri Amar Roy Pradhan
15. Shri K. Pradhani
16. Shri B. Rachaiah
- *17. Shri Ram Charan
18. Shri Purna Sinha
19. Shri Suraj Bhan
20. Shri Bhausahab Thorat

Rajya Sabha

21. Prof. N. M. Kamble
22. Shrimati Saroj Khaparde
23. Shri S. Kumaran
24. Shri P. K. Kunjachen

*Elected to the Committee w.e.f. 23rd November, 1977 *vide* Sarvasbri Chand Ram and Karia Munda ceased to be members of the Committee on their appointment as Minister of State w.e.f. the 14th August, 1977.

25. Shri Yogendra Makwana
26. Shri Bhaiya Ram Munda
27. Shri Prabhu Singh
28. Shri V. C. Kesava Rao
29. Shri Leonard Solomon Saring
30. Shri Mahendra Bahadur Singh

SECRETARIAT

Shri Y. Sahai—*Chief Legislative Committee Officer.*

Shri H. L. Malhotra—*Senior Legislative Committee Officer.*

COMMITTEE ON THE WELFARE OF SCHEDULED CASTES
AND SCHEDULED TRIBES
(1977-78)

STUDY GROUP II

(On Action Taken Reports)

1. Shri Ram Dhan—*Chairman*
2. Prof. N. M. Kamble—*Convener I.*
3. Shri Natwarlal Parmar—*Convener II.*
4. Shri Biren Singh Engti
5. Shri Purna Sinha
6. Shri Leonard Soloman Saring
7. Shri Parbhu Singh
8. Shri Somjibhai Damor
9. Shri K. Pradhani
10. Shri Bhausahab Thorat
11. Shri Bhaiya Ram Munda

SECRETARIAT

Shri Y. Sahai—*Chief Legislative Committee Officer.*

Shri H. L. Malhotra—*Senior Legislative Committee Officer.*

INTRODUCTION

1, the Chairman, Committee on the Welfare of Scheduled Castes and Scheduled Tribes, having been authorised by the Committee to submit the Report on their behalf, present this Sixteenth Report (Sixth Lok Sabha) on Action Taken by Government on the recommendations contained in their Fifty-Seventh Report (Fifth Lok Sabha) on the Ministry of Works and Housing—Housing facilities for Scheduled Castes and Scheduled Tribes provided by the Delhi Development Authority in the Union Territory of Delhi.

2. The draft report was considered and adopted by the Committee at their sittings held on the 30th November, and 6th December, 1977.

3. The Report has been divided into the following Chapters:—

I. Report.

II. Recommendations/Observations which have been accepted by Government.

III. Recommendations/Observations which the Committee do not desire to pursue in view of the Government's replies.

IV. Recommendations in respect of which replies of Government have not been accepted by the Committee and which require reiteration.

V. Recommendations/Observations regarding which final replies of Government have not been received.

4. An analysis of the action taken by Government on the recommendations contained in the Fifty-seventh Report (Fifth Lok Sabha) of the Committee on the Welfare of Scheduled Castes and Scheduled Tribes is given in Appendix. It would be observed therefrom that out of 37 recommendations made by the Committee in their Fifty-seventh Report, 4 recommendations i.e. 10.8 per cent have been accepted by Government; the Committee do not desire to pursue 17 recommendations, i.e. 45.9 per cent of their recommendations in view of Government's replies; 13 recommendations i.e. 35.1 per cent in respect of which replies of Government have not been accepted by the Committee and which require reiteration and final replies are awaited in respect of 3 recommendations i.e. 8.2 per cent.

RAM DHAN,

Chairman,

*Committee on the Welfare of Scheduled
Castes and Scheduled Tribes.*

NEW DELHI;

January 27, 1978.

Magha 7, 1899 (S).

CHAPTER I

REPORT

This Report of the Committee deals with action taken by Government on the recommendations contained in their Fifty-seventh Report (Fifth Lok Sabha) on the Ministry of Works and Housing—Housing Facilities for Scheduled Castes and Scheduled Tribes provided by the Delhi Development Authority in the Union Territory of Delhi.

1.2. In para 32 of their Fifty-seventh Report, the Committee had observed that the Delhi Development Authority which was primarily concerned with the planning and development of Delhi and which had taken up housing programmes in Delhi in a big way had no separate scheme for housing for Scheduled Castes and Scheduled Tribes in Delhi. The Committee had, therefore, desired that the Delhi Development Authority being almost the only public organisation working for the housing needs of the general public in Delhi must also look after the housing needs of the Scheduled Castes and Scheduled Tribes and had recommended that, for this purpose, the first thing that should be done was that there should be a statutory and mandatory representation of Scheduled Castes and Scheduled Tribes in the Delhi Development Authority and in its Advisory Council and the Housing Committee.

In their reply dated the 5th August, 1977, the Ministry of Works and Housing have stated as follows:—

“To implement the recommendation of the Committee it would require a statutory amendment to the present Act and if any amendment representing only a sectional interest is made it may attract other sectional interest to be represented on the D.D.A.”

The Committee are not satisfied with the reply of the Government and feel that if it is deemed necessary to amend the relevant Statute, necessary steps should be taken to do so at an early date. The Committee, therefore, reiterate their earlier recommendation.

1.3. In para 33 of the said report, the Committee had noted that no funds were allocated to the Delhi Development Authority by the Planning Commission or by the Government of India for its budgetary allocation. The Committee had felt that the Delhi Development Authority should have no difficulty in raising money from the LIC or other financial institutions to finance its schemes for meeting the

housing requirements of Scheduled Castes and Scheduled Tribes in Delhi. The Committee had, therefore, recommended that the Delhi Administration and the Delhi Development Authority should set up a machinery to assess the housing requirements of Scheduled Castes and Scheduled Tribes in Delhi and formulate specific schemes to meet their requirements.

In their reply dated the 5th August, 1977, the Ministry of Works & Housing have stated:—

“DDA has been constructing houses under its housing schemes, in which there is reservation for persons belonging to Scheduled Castes and Scheduled Tribes. Moreover, persons belonging to Scheduled Castes and Scheduled Tribes who are allotted houses by DDA in Low Income Group and Janta categories are sanctioned loans from Nationalised Banks to the extent of 80 per cent cost of the houses at nominal interest of 4 per cent. In view of this facility, it may not be difficult for a person belonging to Scheduled Castes and Scheduled Tribes to finance the purchase of a flat from the DDA. Further, DDA has already taken up with LIC the question of further loans through the Planning Commission for house-building purposes.”

The Committee note that the Delhi Development Authority has already taken up with the LIC the question of further loans through the Planning Commission for house-building purposes. The Committee would like to know the result thereof. The Committee also note with regret that reply of the Government is silent in regard to their recommendation that the Delhi Development Authority should set up a machinery to assess the housing requirements of Scheduled Castes and Scheduled Tribes in Delhi and formulate specific schemes to meet their requirements. The Committee would, therefore, like to reiterate their earlier Recommendation.

1.4. The Committee, in para 34 of the same report, had desired that the Government should immediately set up separate Cells in the Delhi Administration and Delhi Development Authority to deal with all matters relating to housing for Scheduled Castes and Scheduled Tribes and also for watching the implementation of the various housing schemes for these communities.

In their reply dated the 5th August, 1977, the Ministry of Works and Housing have stated as follows:—

“Under the DDA Housing Allotment Scheme, houses are allotted to those persons also who have registered themselves under the Advance Registration Scheme, in the Janta,

Low and Middle Income Groups categories. Depending upon the number of persons registered under each category in the income groups, efforts are made to construct houses commensurate with the requirements. For persons in Scheduled Castes and Scheduled Tribes categories, registration deposits payable under the scheme of Advance Registration is half the amount payable by other income groups. Through strict observance of 25 per cent quota reservation for these categories, it has been possible in the past to allot flats to all the applicants in this category. In view of the safeguards already provided for in respect of allotment of flats to persons belonging to Scheduled Castes/Scheduled Tribes, the setting up of a separate cell which will add only to administrative expenditure without yielding any tangible results may not be resorted to. The position in the Delhi Administration about the Cell is being ascertained."

The Committee are not satisfied with the reply of the Government and also do not agree with their views that a separate Cell in the Delhi Development Authority would add to administrative expenditure as they had not recommended a separate establishment. What the Committee had desired was that a section in the Delhi Development Authority under the charge of an officer should, in addition to their normal duties, also be made responsible to ensure that the quota fixed for Scheduled Castes and Scheduled Tribes in the matter of allotment of houses/sites by the Delhi Development Authority was actually filled. The Committee, therefore, re-iterate their earlier recommendation.

1.5. In para 43 of their report, the Committee had noted that in the allotment of commercial plots/shops, the percentage of reservation for Scheduled Castes and Scheduled Tribes combined was still 12½ per cent and had felt that unless liberal allotment of plots/shops was made to these communities, they could not be uplifted economically and integrated in the main stream of the society. The Committee had, therefore, recommended that the percentage of reservation for commercial plots/shops for Scheduled Caste and Scheduled Tribe persons should be increased from 12½ per cent to 25 per cent.

The Ministry of Works and Housing, in their reply dated the 5th August, 1977, have stated that during the period 1974-75, out of 56 shops reserved for Scheduled Castes and Scheduled Tribes on the basis of 12.5 per cent reservation, only 16 could be allotted by restricted auction to Scheduled Castes and Scheduled Tribes and for the remaining shops, there were no bids. In view of this position,

there does not seem to be any strong case to increase the quota from 12.5 per cent to 25 per cent.

In another recommendation, the Committee have recommended that the terms and conditions of sale of commercial plots/shops should be relaxed and suitably changed so that the poorer section, viz., Scheduled Castes and Scheduled Tribes could avail of the full quota reserved for them. Moreover, the argument that there were no bids on the basis of 12.8 per cent reservations and there is, therefore, no case to increase the percentage is neither tenable nor justifiable. If this argument is accepted, then in many cases even reservation quota in services might have to be reduced. The Committee, therefore, reiterate their earlier recommendation.

1.6. In paras 44 and 45 of their Report, the Committee had recommended that percentages of reservations for Scheduled Castes and Scheduled Tribes should not be grouped together and there should be 17 per cent reservation for Scheduled Castes and 8 per cent for Scheduled Tribes for the allotment of houses/flats and commercial plots/shops. These reservations should be inter-changeable, i.e., if the number of applications for flats/shops etc. from Scheduled Castes were less than the quota reserved for them, applications from Scheduled Tribes should be considered to fill that quota and vice-versa.

The Ministry of Works and Housing in their replies dated the 5th August, 1977 have stated as follows:—

“The DDA have been reserving 25 per cent of flats for allotment to Scheduled Castes and Scheduled Tribes and no sub-division of this percentage is being done at present. This is because of the facts that the demand of flats from Scheduled Tribes is almost nil and, if sufficient number of Scheduled Tribes applicants do not turn up the short-fall would have to go to the Scheduled Castes. The existing system is, therefore, not discriminatory against Scheduled Tribes; on the other hand the Scheduled Castes may be able to get a higher percentage of flats than the 17 per cent to which they would normally be eligible.

The Committee on the Welfare of Scheduled Castes and Scheduled Tribes took the evidence of representatives of this Ministry and the DDA on 1-3-1976. During the course of the evidence, the recommendation under para 41 was that both the categories, i.e., Scheduled Castes and Scheduled Tribes should not have been grouped together but desired that as in the case of public services the percentage of

representation for Scheduled Castes and Scheduled Tribes should be separate in the matter of allotment of shops, plots and houses. The representative of the DDA had no objection to this recommendation. If this split is resorted to, then presumably the interchangeability would be restricted only to these percentages only. A modification of the general scheme in this respect would also be called for."

The Committee desire that, as agreed to by the representative of the DDA, when he appeared before the Committee, there should be 17 per cent reservation for Scheduled Castes and 8 per cent for Scheduled Tribes and this should be inter-changeable, as already recommended, and for that purpose if any modification of the general scheme is required, it should be done at an earlier date.

1.7. In para 67 of the same Report, the Committee had desired that under the new registration scheme (1976) if the number of applications from Scheduled Castes and Scheduled Tribes for allotment of flats fell short of the quota of flats reserved for them, the Delhi Development Authority should invite fresh applications from Scheduled Castes and Scheduled Tribes only and to give that fact wide publicity so that the DDA schemes for housing these communities might be better known to them.

The Ministry of Works and Housing, in their reply, dated the 5th August, 1977, have stated as follows:—

"For obvious reasons, there is appreciable time lag between registration and construction. When the flats are nearing completion in a particular scheme|schemes, applications are invited from registered persons to ascertain whether they would be interested in allotment of flats in any of these schemes. If the number of applications received from Scheduled Castes is less than the flats reserved for them, it will not be desirable to invite fresh applications from persons of this community at that stage as it would unnecessarily delay allotment of flats to other eligible persons."

The Committee feel that delay of a month or two in such cases where fresh applications are required to be invited from Scheduled Caste and Scheduled Tribe intending purchasers is immaterial and, therefore reiterate their earlier recommendation.

1.8. In paras 69 to 71 of the same Report, the Committee had recommended that the Delhi Development Authority should keep a complete record of all the cancellations of allotment of flats|houses

allotted by it, more particularly of the cancellations of flats|houses allotted to the Scheduled Castes and Scheduled Tribes, and the reasons therefor. The Delhi Development Authority should periodically study those cancellations and take remedial measures to stop them. The flats and houses allotted to the Scheduled Caste and Scheduled Tribe persons should not be cancelled without the specific orders of the Lt. Governor of Delhi who was also the *ex-officio* Chairman of the Delhi Development Authority.

In their reply dated the 5th August, 1977, the Ministry of Works and Housing have stated:—

“Allotment is cancelled on any of the following grounds:—

- (i) Non-payment of the premium,
- (ii) Failure on part of the applicant to furnish an affidavit that he does not own a house or a plot in his own name or in the name of his wife in the Union Territory of Delhi,
- (iii) Failure of the applicant to furnish a certificate that his annual income falls within the LIG or the MIG as the case may be.

The policy regarding cancellation is thus very clear. Such cases need not, therefore, be submitted to the Lt. Governor for his prior orders before cancellation. It may, however, be pointed out that if Scheduled Caste or Scheduled Tribe allottee furnishes the certificate referred to above, even after the prescribed date, a liberal view is normally taken and the allotment is not cancelled as far as possible.

In view of this position, there may not be any need to maintain a separate record of cancellation of allotments made to Scheduled Castes or Scheduled Tribes. However, category-wise record of cancellation i.e. of CSP, Janta, LIG, MIB, etc. is maintained. DDA, however, is being asked to look into the matter again.”

The Committee are of the firm view that the Delhi Development Authority should maintain category-wise record of cancellation of allotments made to the Scheduled Castes and Scheduled Tribes. The Committee would like to be apprised of the decision taken in the matter.

1.9. In para 72 of the same Report the Committee had urged the Delhi Development Authority to review the existing terms and conditions for the sale of commercial plots|shops to the Scheduled Castes and Scheduled Tribes so as to enable them to purchase the

same in increasing numbers. The Committee had suggested that commercial plots/shops should be allotted by the Delhi Development Authority to the Scheduled Castes and Scheduled Tribes as per the quota reserved for them on minimum reserved prices payable on interest-free easy instalments.

The Ministry of Works and Housing in their reply dated 5th August, 1977 have stated as follows:—

“A decision to reserve 12.8 per cent shops built by the DDA for auction to Scheduled Castes and Scheduled Tribes was taken on 31-1-1974 in the meeting held in the room of the then Minister for Works and Housing. According to this decision the shops were to be disposed off by a limited auction confined to applicants from Scheduled Castes and Scheduled Tribes only. In this meeting itself the desirability of allotting shops at pre-determined rates instead of by auction was considered and it was decided to introduce the system of limited auction initially. As a result of this decision the DDA held 5 auctions on 25-5-74, 19-7-74, 5-3-75, 26-11-75 and 7-12-76 in which 56 shops were put to restricted auction. The DDA could dispose off only 16 shops in all the five auctions and for the remaining shops there were no bidders. As regards the suggestion that the commercial plots/shops should be allotted by the DDA to the Scheduled Castes and Scheduled Tribes on the minimum prices payable on interest-free easy instalments, it may be pointed out that the premium is payable in two instalments i.e. 25 per cent at the time of auction and the balance on demand on which no interest is charged. Any further relaxation in the payment of the auction price on interest-free instalments would not be in the financial interest of the Authority, because the Authority has to pay interest to the banks on the prescribed rates for the loans raised by it.”

The argument advanced by the Delhi Development Authority that out of 56 shops put to restricted auction, only 16 shops could be disposed off and for the remaining shops there were no bidders goes more in favour of the recommendation of the Committee that existing terms and conditions for the sale of commercial plots/shops to the Scheduled Castes and Scheduled Tribes should be reviewed so as to enable them to purchase the same in increasing numbers. The Committee reiterate their earlier recommendation that the commercial plots/shops should be allotted by the Delhi Development Authority to the Scheduled Castes and Scheduled

Tribes as per the quota reserved for them on minimum reserve prices payable on interest-free easy instalments.

1.10. In para 93 of the said report, the Committee had recommended that the amount of initial deposit in the case of Scheduled Castes and Scheduled Tribes should be Rs. 1000 for MIG, Rs. 500 for LIG and Rs. 100 for Janta Community Service Personnel category flats.

The Ministry of Works and Housing, in their reply dated the 5th August, 1977, have stated:

“Since the Delhi Development Authority has to construct a large number of dwelling units and it does not receive any assistance from Central Government Planning Commission, it will not be able to construct houses in large number if the registration amount is reduced. However, the DDA pays interest on the registration deposits. Hence in their (Scheduled Castes/Scheduled Tribes) own interest, it will not be advisable to reduce further the registration amount. However, the housing policy of DDA which includes registration amounts also is under review.”

The Committee are not satisfied with the reply of the Government and would like to reiterate their earlier recommendation which may be kept in view by the Delhi Development Authority while reviewing the housing policy.

1.11. In para 94 of the same Report, the Committee had suggested that Rs. 1500 should continue to be charged less from Scheduled Castes and Scheduled Tribes allottee of DDA, LIG and Janta category of flats towards the cost of the flats and, after adjustment of the initial deposit, the balance should be recovered from them in 200 equitable monthly instalments instead of 180 monthly instalments as at present. In deserving cases, the number of monthly instalments should be raised to 240. The rate of interest in their case should also be concessional rate of interest which should not be more than 5 per cent per annum.

The Ministry of Works and Housing, in their reply dated 5-8-1977, have stated as follows:—

Increase by 20 more equated instalments may not provide any substantial relief since interest payable will also go up ultimately. Moreover, facilities of loans from Nationalised Banks are available to persons belonging to Scheduled

Castes and Scheduled Tribes to the extent of 80 per cent cost of the flat at 4 per cent rate of interest, which should go a long way to help the financial capability of the members of Scheduled Castes and Scheduled Tribes for purchasing flats."

The Committee do not agree with the above views of the Government and, therefore, reiterate their earlier recommendation.

CHAPTER II

RECOMMENDATIONS/OBSERVATIONS WHICH HAVE BEEN ACCEPTED BY GOVERNMENT

Recommendation (Sl. No. 10, Para 65)

The Committee note that the DDA flats|houses allotted to Scheduled Castes and Scheduled Tribes in the general lot are not included in the quota reserved for these communities.

Reply of Government

The recommendation has been noted for compliance.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20(35)/75-UDII(A) dt. 5-8-1977].

Recommendation (Sl. No. 21, Para 76)

The Committee need hardly point out that there is a chronic shortage of houses in Delhi and the demand of houses is increasing day by day due to the rapid pace of urbanisation. In order that more and more houses become available for sale under the various DDA housing scheme to the residents of Delhi, the Committee strongly recommend that the DDA housing schemes should be open only to those who have been residents of Delhi for more than five years.

Reply of Government

In the meeting of the Housing Committee of the D.D.A. held on 19-7-77 the existing condition for eligibility for registration were discussed and it was decided that the existing condition that 'the applicant must be a resident of India' may be substituted by 'the applicant must be a resident of Delhi for last five years and in the case of employees of Central Government|Public Sector Undertakings/Statutory Bodies, who must have declared Delhi as his home town five years prior to the date of applying for allotment or registration.' The existing registrations will however, be catered to on the basis of the conditions on which they have been registered.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20(35)/75-UDII(A) dt. 5-8-1977].

Recommendation (Sl. No. 27, Para 96)

The Committee commend the progressive step taken by the State Government of Haryana in exempting the Scheduled Castes and

Scheduled Tribes from payment of stamp duty and registration fees on the lands allotted to them for construction of dwelling units. They hope that the D.D.A. would also provide similar exemptions for Scheduled Castes and Scheduled Tribes in the Union Territory of Delhi.

Reply of Government

The Delhi Administration have by a notification issued on 23-9-75 remitted the stamp duty with which an instrument (of conveyance) to be executed between the allottees of the flats under the low income group and Janata categories and the duties are chargeable under the Indian Stamp Act, 1899.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20(35)/75-UDII(A) dt. 5-8-1977].

Recommendation (Sl. No. 28, Para No. 97)

The Committee note that in Madipur and Madangir Janta flats, majority of which has been allotted to the Scheduled Castes and Scheduled Tribes, flush system was not there when the flats were allotted to them by the Delhi Development Authority. The DDA however, agreed to provide flush system in those flats without charging any extra amount from the allottees at later stage. The Committee would like the DDA to ensure that LIG and Janta flats are provided with civil facilities like lighting, water taps and flush system before the allotment of such flats is made.

Reply of Government

The provision of flushing system to the flats constructed at Madipur and Madangir have been completed to the extent of 95 per cent and the balance work was expected to be completed by the end of April, 1977. It is also ensured that the LIG and Janta flats are provided with all civic facilities like lighting, water supply and flush system.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20(35)/75-UDII(A) dt. 5-8-1977].

CHAPTER III

RECOMMENDATION/OBSERVATIONS WHICH THE COMMITTEE DO NOT DESIRE TO PURSUE IN VIEW OF GOVERNMENTS REPLIES

Recommendation (Sl. No. 5, Para 35)

The Committee also desire that the scope of the Monitoring Cell since set up in the Ministry of Works and Housing in order to accelerate the implementation of the schemes for provision of house sites to landless workers in rural areas of the various States (including the Union Territory of Delhi) should be enlarged so as to include the housing schemes of the Delhi Administration, the Harijan Welfare Board, which should be renamed as Harijan and Adivasi Welfare Board, and the DDA, in the Union Territory of Delhi.

Reply of Government

There is already a Section in the Ministry to do the monitoring works relating to the implementation of the various housing schemes of the State Governments and the Union Territory Administrations including Delhi Administration. As regards, monitoring the implementation of the housing schemes of the Harijan Welfare Board, the matter is being examined in consultation with the Ministry of Home Affairs.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20(35)/75-UDII(A) dt. 5-8-1977].

Comments of the Committee

The Committee would like to know the final decision taken in the matter of monitoring the implementation of the housing schemes of the Harijan Welfare Board, as recommended by the Committee. The Committee would also like to be apprised if the name of the Harijan Welfare Board has been renamed as Harijan and Adivasi Welfare Board as recommended by them.

Recommendation (Sl. No. 6 Para 36)

The Committee would also like the activities of these Cells to be highlighted in the Annual Reports of the Ministry of Works and Housing, the Delhi Administration and the DDA, respectively.

Reply of Government

The recommendation so far as it relates to this Ministry and DDA, is acceptable. So far as it relates to Delhi Administration their views have been sought for. As regards highlighting the activities of the monitoring of the implementation of the housing scheme of the Harijan Welfare Board, the question shall be considered after a decision is taken on the suggestion for extending the scope of the monitoring cell to include the Housing Schemes of the Harijan Welfare Board (*vide* reply to para 35).

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20(35)/75-UDII(A) dt. 5-8-1977].

Comments of the Committee

The Committee would like to be apprised of the views of the Delhi Administration as regards highlighting the activities of the Cell in the Annual Report of the Delhi Administration.

Recommendation (Sl. No. 11, Para No. 66)

The Committee are unhappy to note that upto the 13th July, 1975, out of the 26,790 dwelling units constructed by the DDA, only 3371 units have been allotted to Scheduled Castes and Scheduled Tribes i.e. less than 13 per cent which is much below the quota reserved for these communities. Even this meagre percentage has been achieved by the DDA after launching a special registration scheme for Scheduled Castes and Scheduled Tribes in the year 1973. In that scheme out of 5400 persons belonging to Scheduled Castes and Scheduled Tribes who got their names registered with the DDA for allotment of flats only 3132 were allotted flats. The Committee would like that the remaining Scheduled Castes and Scheduled Tribes who are registered with the DDA under the special registration scheme and who have not been allotted flats so far, should immediately be allotted flats.

Reply of Government

It may be pointed out that prior to 1973, there was a combined reservation of 15 per cent for Scheduled Castes and Scheduled Tribes, Ex-servicemen, widows of defence personnel extra. In the year 1973, 15 per cent reservation was made exclusively for Scheduled Castes and Scheduled Tribes. In 1976-77 it was increased from 15 per cent to 25 per cent. The quota earmarked in

the year 1975 fell short only by 2 per cent and that too because upto the year 1972 as explained above, 15 per cent reservation was combined for all the categories mentioned above. When the DDA through the Press invited applications for allotment of built-up flats in certain colonies to the registered persons, all those Scheduled Castes and Scheduled Tribes applicants who applied and whose papers were found complete in all respects have been allotted flats under the special registration scheme of the DDA.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20(35)/75-UDII(A) dt. 5-8-1977].

Comments of the Committee

The Committee would like to know the total number of applications received from Scheduled Castes and Scheduled Tribes in response to advertisement in the Press inviting applications for allotment of built-up flats. The number of applications which were rejected and the reasons therefor and the time by which all the Scheduled Caste and Scheduled Tribe applicants registered with DDA would be allotted flats.

.. Recommendation (Sl. No. 13, Para No. 68)

The Committee note that since the public housing programme was launched by the DDA in the year 1965-66, the DDA has sanctioned for construction upto the 31st July, 1975, out of these, 41895 dwelling units sanctioned, 16209 were for MIG, 15127 were for LIG, 7439 were for Janta and 3120 for CSP. Out of 26790 dwelling units constructed, 9393 were for MIG, 11031 were for LIG, 5391 were for Janta and 975 for CSP. The percentage of construction are 35 for MIG, 41 for LIG, 21 for Janta and 3 for CSP. The Committee are constraint to observe that considering the ever increasing housing needs in general and of the Scheduled Castes and Scheduled Tribes and other weaker sections of the Society in particular the performance of the DDA in constructing the dwelling units, more particularly of Janta and CSP categories, is far from satisfactory. The Committee need hardly emphasise that the DDA will have to play a more active role in drawing up an effective plan of action to meet the growing housing needs of the economically depressed classes of society. Much more, attention towards this chronic problem is now called for under the 20-Point Economic Programme. The present activities of the DDA appear to be directed to help the more affluent sections of the society. The DDA will have to keep the social objective of meeting the housing requirements of the poorer sections of the society in the forefront.

Reply of Government

Flats under different categories are constructed according to the number of persons registered in each category. At present, about 37,000 houses are under various stages of construction, out of which 24,000 houses are being constructed for Low Income Group, Janta and CSP categories. About 13,000 houses are being constructed for MIG category. 5,328 houses are being built in various re-ettlement colonies for allotment of weaker sections of the society, 888 plots and 288 plots have been allotted to the Members of Scheduled Castes and Scheduled Tribes respectively. Thus every effort is being made to meet the requirements of the Scheduled Castes and Scheduled Tribes and poorer sections of the society.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20(35)/75-UDII(A) dt. 5-8-1977].

Comments of the Committee

The Committee feel that still more concerted efforts are required to be made by the DDA to meet the housing needs of the poorer sections of the Society.

Recommendation (Sl. No. 18, Para No. 73)

The Committee are surprised to note that under the special scheme for registration of Retiring Public Servants which was started by the DDA in 1972 no reservations for Scheduled Castes and Scheduled Tribes have been provided. The Committee urge that reservations for Scheduled Castes and Scheduled Tribes should invariably be provided by the DDA in all its housing schemes, including the one for retiring public servants.

Reply of Government

The Registration under the Retiring Public Servants Scheme was opened during September/October, 1972 for the persons who had retired/would have retired between 1-4-72 and 31-3-75 under the said scheme, 848 persons in various categories had got themselves registered. The persons so registered under this Scheme were to be accommodated in the phased programme and it is true that no reservation for the Scheduled Castes and Scheduled Tribes was made in this category. However, the recommendation of the Committee is noted for future guidance.

The category-wise break-up of applicants registered for houses constructed and applications for allotment received under various categories is as follows.

Sl. No.	Category	No. of registered persons	No. of flats released	No. of applications received	Remarks
1.	'A' (Janta)	240	304	119	
2.	'B' (LIG)	243	149	124	
3.	'C' (MIG)	223	93	115	All the persons in excess of number of flats available for allotment have been kept on waiting list. The demand of about 10 persons still remaining on the waiting list is yet to be satisfied.
4.	'D' (HIG)	142	24	44	Two flats under higher income group are available for allotment for which fresh applications have been invited from the registered persons in the said category upto 15-4-77. However, the recommendations of the Committee are noted for adherence in future.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20|35|75-UDII (A), dated 5-8-1977]

Recommendation (Sl. No. 19, Para No. 74)

The Committee note that under the special scheme for registration of Retiring Public Servants, introduced by the DDA in 1972, 771 Retiring Public Servants were registered by the DDA for allotment of A, B, C and D categories of flats and out of that number, 491 Retiring Public Servants have been allotted flats by the DDA till 1976. The Committee deplore the delay in the allotment of houses to the retiring public servants. The Committee suggest that the retiring public servants, especially those belonging to Scheduled Castes and Scheduled Tribes, should be allotted DDA flats immediately on their retirement so that their lifelong savings, which they get in lump sum at the time of retirement, are rightly channelled for their housing needs.

Reply of Government

DDA has been making all-out efforts to meet its obligations towards the registered persons in constructing houses timely for meeting their genuine needs. However, due to unfor-

seen difficulties, some unavoidable delay did and do take place sometimes for allotment of flats for lack of provision of services like sewerage, water supply and electricity. The requirements of persons registered in the category specially belonging to low income group and Janta are given due recognition and are met wherever practicable.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20|35|75-UDII(A), dated 5-8-1977]

Recommendation (Sl. No. 20, Para No. 75)

The Committee note that the terms and conditions for allotment of DDA flats have undergone a major change since 1966 when the DDA for the first time took up public housing programme in Delhi. Under the terms and conditions for allotment of DDA flats as announced in the New Scheme for Registration (1976), first preference for allotment of DDA flats will be given to those who are willing to obtain these houses by making payment in full; the second preference will be given to those who pay 75 per cent of the cost at the time of allotment and the remaining 25 per cent in equated monthly instalment of five years, etc. Again as announced in the Press Bulletin dated the 18th July, 1976 first preference will be given to those applicants who pay in lump sum the cost of the DDA flats in foreign exchange. The Committee would like to stress that the DDA being a Government Agency for the development and allotment of land and flats in Delhi, should lay more emphasis on the social aspect of the matter rather than on the commercial aspect. The DDA should, therefore, amend its terms and conditions for sale of DDA flats to such an extent as enable the maximum number of persons belonging to Scheduled Castes and Scheduled Tribes as well as other weaker sections of the society to take advantage of these schemes.

Reply of Government

DDA has proposed constructing one lakh houses in future years to meet the requirement of houses in the capital in various categories to meet the needs of the people. Besides at present about 37,000 houses are under various stages of construction out of which 24,000 houses are being constructed for Low Income Group, Janta and CSP categories. About 13,000 houses are being constructed for MIG category. 5,328 houses are being built in various re-settlement colonies for allotment of weaker sections of the society. 8,88 plots and 2,88 plots have been allotted to the members of Scheduled Castes and Scheduled Tribes respectively. Thus every effort is being made and has been made to meet the requirements of the Scheduled Castes and Scheduled Tribes and poorer sections of the society. DDA does not

receive any financial assistance from the Government of India or from the Planning Commission but in constructing houses through the registration deposits DDA's own funds and loans raised from HUDCO and LIC. DDA would require huge financial outlay for construction of these houses and to meet this need DDA had made some adjustments in the mode of allotment of the houses/flats. As far as persons belonging to Scheduled Castes and Scheduled Tribes are concerned, some Nationalised Banks are prepared to finance the purchase of flats by them to the extent of 80 per cent of the cost of the flats at nominal interest of 4 per cent. The persons belonging to SCs and STs. should avail themselves of these facilities offered by the Nationalised Banks. However, DDA is considering a new policy in this regard.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20 (35)/75-UDII (A) dt. 5-8-1977].

Comments of the Committee

The Committee would like to be apprised of the revised policy of D.D.A. in regard to allotment and sale etc. The Committee would, however, stress the fact that while revising its policy D.D.A. should lay more emphasis on the social aspect of the matter rather than on commercial aspect and that the policy as such should ensure that maximum number of persons belonging to Scheduled Castes and Scheduled Tribes as well as other weaker sections of the society could be benefitted.

The Committee would also like to stress that Government should also come forward to help the DDA financially in a big way in so far as the construction of houses for the weaker sections of the society particularly Scheduled Castes and Scheduled Tribes are concerned.

Recommendation (Sl. No. 22, Para No. 77)

The Committee further suggest that in the case of Scheduled Castes and Scheduled Tribes the combined income of two brothers or brothers and sisters who live as members of a joint family should be taken into consideration to determine their eligibility for allotment of houses under the various DDA housing schemes.

Reply of Government

If the combined income of two brothers or brothers and sisters is allowed for purposes of allotment, it may create legal complications and give rise to litigations at later stage. In certain cases such combinations might adversely affect the members of Scheduled Castes/Scheduled Tribes for classifying them according to income groups.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20 (35)/75-UDII (A) dt. 5-8-1977].

Recommendation (Sl. No. 23, Para No. 83)

The Committee have no doubt that the cost of DDA flats has over the years registered an upward increase. While the spiralling cost of construction is a contributory factor, the fact cannot be gain said that the DDA's departmental charges are also on the high side. The Committee are of the opinion that if the DDA actually wants to help the poorer section of the society, including those belonging to Scheduled Castes and Scheduled Tribes, it should immediately plan and launch schemes for building cheap and moderately priced houses on a mass scale.

Reply of Government

In fixing the disposal cost of the flats, the following overheads are added:—

- (1) *Departmental Charges:*
 - (a) MIG and LIG @ 15 per cent.
 - (b) Janta @ 11 per cent.
 - (c) For CSP flats no such charges are levied. A subsidy of Rs. 1100/- per flat was also paid from Nazul Account II towards meeting a part of the cost of construction.
- (2) *Interest Charges:* These charges are recovered @ 7½ p.a. for a period of 1½ years on the construction cost plus departmental charges.
- (3) *Administrative Charges:* These charges are recovered @ 2 per cent p.a. for a period of 1½ years on the construction cost plus departmental charges.

Due to some criticism that the DDA is levying excessive departmental charges in respect of its housing schemes and keeping in view the necessity to help the poorer sections, this matter was examined by the DDA and the Lt. Governor ordered that if there are any excesses in respect of MIG and LIG houses, these excesses would be utilised for reducing or exempting the departmental charges in the case of houses of Janta and Community service Personnel.

So far as the question of increase in the cost of construction is concerned it is attributed to the appreciable increase in the cost of building materials and coal for burning of bricks as also rise in the labour charges. In fact, the entire costing and pricing aspects of housing is under review by DDA.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20|35|75-UDII (A), dated 5-8-1977]

Recommendation (Sl. No. 29, Para No. 107)

The Committee regret to note that there has been a marked scaling down of the loan amounts provided to plot holders during the years 1974-75 and 1975-76. It needs hardly any emphasis that because of the rapid pace of urbanisation, the demand for housing has tremendously increased in the Union Territory of Delhi but resources at the command of the poorer sections of the society, particularly Scheduled Castes and Scheduled Tribes, have not correspondingly increased. The Committee, therefore, recommend that more and more funds should be made available for advancing housing loans in the Union Territory of Delhi.

Reply of Government

During the years 1974-75 and 1975-76, the amounts earmarked for implementation of the Low Income Group Housing Scheme in the Union Territory of Delhi were Rs. 45 lakhs and 30 lakhs respectively. The Delhi Administration could not utilise fully the amounts provided for this scheme during these two years as there the scheme. Consequently, savings thereunder had either to be diverted to the Middle Income Group Housing Scheme or surrendered. The Delhi Administration also could not utilise fully the amount of Rs. 45 lakhs earmarked for 1976-77 under the Low Income Group Housing Scheme and a saving of Rs. 20 lakhs under this scheme was diverted to the village Housing Projects Scheme. Thus, adequate funds are provided for grant of loans to persons belonging to low income group in the Union Territory of Delhi for construction of houses.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20/35/75-UDII(A), dated 5-8-1977]

Recommendation (Sl. No. 31, Para No. 109)

The Committee regret to note that the Delhi Administration does not maintain separate records in respect of house-building loans advanced to the Scheduled Castes and Scheduled Tribes in the Union Territory of Delhi. The Committee would like the Delhi Administration to keep complete records of all the applications received from the Scheduled Castes and Scheduled Tribes seeking housing loans from the Delhi Administration indicating separately the amount of loan sought by each of the applicants and the amount of loan sanctioned with terms of repayment. The Committee further desire that this information should be periodically compiled by the Delhi Administration and published in the annual report of the Delhi Administration/Ministry of Works and Housing.

Reply of Government

The observations of the Committee about the maintenance of separate record in respect of house-building loans advanced to the Scheduled Castes and Scheduled Tribes in the Union Territory of Delhi has been communicated to the Delhi Administration for appropriate action.

[Ministry of Works, Housing and Supply and Rehabilitation O.M.
No. 20 (35)/75-UDII (A) of 5-8-1977]

Comments of the Committee

The Committee would like to be apprised of the decision taken by the Delhi Administration in this regard.

Recommendation (Sl. No. 32, Para 110)

The Committee are surprised to note that a subsidy of Rs. 1500/- is given to the Scheduled Castes and Scheduled Tribes towards the construction of their dwelling units in the rural areas and not in the urban areas. The Committee recommend that the housing subsidy should be made available to all the Scheduled Castes and Scheduled Tribes irrespective of the place of their residence—whether rural or urban. In view of the high cost of construction the Committee would also desire that the amount of subsidy should also be increased from Rs. 1500/-, as at present to Rs. 3000/-. The Committee, therefore, hope that the Ministry of Home Affairs, with whom the matter has already been taken up by the Delhi Administration, will approve the proposals of the Delhi Administration in this behalf without any further loss of time.

Reply of Government

Under the Scheme of Housing subsidy to Backward Classes under the Backward Classes Sector Programme, the ceiling cost of construction of houses prior to 1964 was Rs. 1000/-. In view of the reports received from State Governments, Union Territory Administrations regarding the increase in the cost of construction, building materials, etc., the ceiling was reviewed in consultation with the Planning Commission etc. The ceiling cost of construction was raised in 1964 to Rs. 1200/- in general areas, Rs. 1600/- in hilly areas and Rs. 2000/- in snow-bound areas bordering the Himalayas.

Early in 1975, representations from the State Government/Union Territory Administrations were again being received about the inadequacy of the Housing subsidy ceilings for construction of houses, in view of further rise in the cost of building

materials etc. On examination of the matter further in consultation with the Planning Commission, the ceilings were again revised towards the end of 1975 to Rs. 2000/- per house in general areas, Rs. 2500/- in black cotton soil areas and Rs. 3000/- in other parts of Jammu & Kashmir State and areas bordering the Himalayas, and regions of heavy snow-fall in Himachal Pradesh, Uttar Pradesh, Assam, West Bengal. The instructions to the State/Union Territories in this context were issued *vide* this Ministry's letter No. 15/57/68-SCT. II dated 18-9-75 and 21-10-75, copies of which are at Appendices I and II. Since the revised ceilings are uniformly applicable to all States/Union Territories, an exception cannot be made in the case of any one State/Union Territory. Besides, the ceilings having been revised only recently after protracted correspondence with the States/Union Territories and consultations with the other Ministries/Departments of the Government of India. No further revision in ceilings can be done at this stage.

It would be observed from the enclosed letter that the operation of the schemes is not restricted to rural areas. The Scheme is operational in the Urban areas also.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20(35)/75-UDII(A) of 5-8-1977]

Comments of the Committee

The Committee would like to know the number of Scheduled Caste and Scheduled Tribe families in Delhi (Urban areas) given housing subsidy and the amount given to each family during the last three years, year-wise.

Recommendation (Sl. No. 33, Para 141)

The Committee are appreciative of the gigantic task which the DDA has to perform with regard to rehabilitation of thousands of Jhuggi-Jhompri dwellers. The efforts made by the D.D.A. in this direction, with their limited resources, are commendable. The Committee, however, are convinced that if the problem of resettling the Jhuggi-Jhompri dwellers is to be tackled effectively and solved without the least possible delay, a concrete action has to be taken by the various agencies of the Government. All the concerned Departments of the Government of India, namely, Departments of Health, Housing, Social Welfare, Transport, Home etc. would have to come forward and play their respective roles in so far as the provision of minimum essential amenities like water, electricity, sewerage, medical facilities, construction of roads and streets, transport etc. are concerned. Additional financial assistance has to be provided to the

D.D.A. so that the tempo of rehabilitation of the squatters' families could be accelerated.

Reply of Government

The Schemes for amenities are submitted by the DDA to the Delhi Administration from time to time for sanction of grants. The recommendations of the Committee that all the concerned Departments of the Government of India would have to come forward and play their respective roles is extremely valid, and the need and the urgency of the implementation of this recommendation has been noted. In the Coordination Committee meetings under the Chairmanship of Lt. Governor who is also the Chairman of DDA, these aspects are looked into and coordinated functioning of the concerned agencies is ensured. So far as additional financial assistance is concerned, the question is decided between the Delhi Administration and the Planning Commission at the time of annual plan and supplementary grant discussion. The Committee's recommendation that additional financial assistance would be required by DDA is well taken and continued efforts are being made to find ways and means for doing so.

[Ministry of Works, Housing and Supply and Rehabilitation O.M. No. 20(35)/75-UDII(A) of 5-8-1977]

Recommendation (Sl. No. 34, Para No. 142)

The Committee have noted the view of the Vice-Chairman of the Delhi Development Authority that "the DDA primarily is a planning agency to look after the planned development of the capital; it is not that DDA should find funds for the construction of houses for all the poor in the capital." It may not be DDA's role to provide housing for all the poor in the capital but surely the DDA should have taken note of the fact that a section of the population viz., Scheduled Castes and Scheduled Tribes, and living much below the poverty line and are in desperate need of shelters. It is surprising that no information is available with the DDA about the number of Scheduled Caste and Scheduled Tribe Jhuggi-Jhompri dwellers shifted from different parts of the Greater Delhi to the new resettlement sites. The figure of 75 per cent families belonging to backward communities (out of all the squatters' families) removed to resettlement sites is at best a guess.

Reply of Government

No census/survey to determine the caste of these squatters could be conducted at the time of the resettlement operation. It may be stated here that all the squatters removed from encroached land were entitled to allotment of plots in the resettlement colonies, without

distinction of caste. There was no element of selection involved in allotment of such plots. Allotment was made solely on production of evidence of removal from encroached land.

[Ministry of Works, Housing and Supply and Rehabilitation O.M.
No. 20(35)/75-UDII(A) of 5-8-1977]

Recommendation (Sl. No. 35, Para No. 143)

The Committee regret to observe that the DDA have removed thousands of the squatters' families to the new resettlement sites without making provision for the basic minimum facilities in those areas. The conditions noted by the Committee during the course of their visit to certain resettlement areas were most appalling. Some of the colonies did not have the internal drainage system with the result that rains had brought havoc to the colonies which had been flooded. There was no protection from the rain water which was entering the tenements making the lives of the inmates extremely difficult. In such circumstances the plight of the squatters families can well be imagined. The Committee hope that the DDA would henceforth lose no time in providing essential basic amenities to the resettlement colonies and alleviating the sufferings of the settlers. The Committee also suggest that the Government should provide loans to the extent of 60 per cent of the cost of construction to each settler in the re-settlement site, repayable in 20 years. The settlers should meet the remaining 40 per cent of the cost of construction of the houses from their own resources.

Reply of Government

The position regarding provision of basic amenities in the resettlement colonies has improved and the position appears to be satisfactory even though there is scope for improvement. No resettlement colony has so far been affected by flood as such. DDA has already made arrangements with the State Bank of India and other Nationalised Banks for providing loan assistance to the extent of 80 per cent of the cost of the construction of a house and so far more than seven crores of rupees have been disbursed. Efforts are on to enlist the services of other Banks so that the pace of disbursement of loan can be accelerated. The repayment of loan have been spread over five years and at a concessional rate of interest of 4 per cent per annum.

[Ministry of Works, Housing and Supply and Rehabilitation O.M.
No. 20(35)/75-UDII(A) of 5-8-1977]

Recommendation (Sl. No. 36, Para No. 144)

The Committee are concerned to note that with a view to preventing transfers, the settlers in the new resettlement colonies are

not being given ownership rights or long-term lease of plots. This has led to a sense of insecurity in the minds of the settlers. Government should consider giving ownership rights of the plots to the allottees and ban transfer of plots by suitable legislation. In this connection, the Committee would also like the Government to provide not less than 50 sq. yards of plots to the settlers instead of 25 sq. yards as at present. The houses being constructed at present have no provision for cross ventilation. The units are back to back without any provision for service lanes. The Committee desire that while laying out plans for the construction of houses, this aspect of the matter should be kept in view.

Reply of Government

Approval of the Central Government has been accorded to the proposal of grant of perpetual lease of plots to the allottees of all the re-settlement colonies (old as well as new) under the J. J. Scheme subject *inter-alia* to the following conditions:—

- (i) Perpetual lease right should be heritable and intimation should be given to the authority and mutation effected. Also no transfer of the plot without the prior permission of the authority would be permissible.
- (ii) The cost of land (including the cost of development etc.) would be payable by the allottees as premium on allotment along with an annual ground rent of 2½ per cent of the premium.

There is no proposal as yet of providing 50 sq. yds. instead of 25 sq. yds. to the settlers of squatters of resettlement colonies. A type-design of house on 25 sq. yds. plot has been evolved which provides for cross ventilation. The design as laid-down will obviate the necessity of scrapping of back to back positioning of the units.

[Ministry of Works, Housing and Supply and Rehabilitation O.M.
No. 20(35)/75-UDII(A) of 5-8-1977]

Recommendation (Sl. No. 37, Para No. 145)

Squatting on public lands has of late assumed enormous proportions. In fact, it has become a social problem with wider ramifications. It is necessary to approach the problem both from the humanitarian and administrative angles. While legislation banning squatting on public land will be helpful, efforts have constantly to be made to provide cheap housing to the needy and weaker sections of the society. In this connection, the Committee command the steps taken

3218 L.S.—3.

by the Rajasthan Housing Cooperative Society which is stated to have drawn up a scheme for providing cheap housing loans repayable in 20 years.

Reply of Government

At present the Jhuggi/Jhompri resettlement scheme is dealing with the problem of squatting on public land and the role similar to that of the Rajasthan Housing Cooperative Society is being performed by the State Bank of India in the Union Territory of Delhi. The migration of rural population to the city is to be tackled at the root i.e. only with an improved rural economy such movement can be checked. Without solving the problem of adequate employment at the village level and alternative accommodation in the city, legislation banning squatting on public land may not produce all the results. To wean away rural population from migration to urban areas, work centres are being created in the ring towns selected for development as part of the National Capital Region. This will no doubt minimise migration of rural population to Delhi and thus reduce to considerable extent squatting.

[Ministry of Works, Housing and Supply and Rehabilitation O.M.
No. 20(35)/75-UDII(A) of 5-8-1977]

CHAPTER IV

RECOMMENDATIONS/OBSERVATIONS IN RESPECT OF WHICH REPLIES OF GOVERNMENT HAVE NOT BEEN ACCEPTED BY THE COMMITTEE AND WHICH REQUIRE REITERATION

Recommendation (Sl. No. 2, Para No. 32)

The Committee are unhappy to note that the DDA which is primarily concerned with the planning and development of Delhi and which has taken up housing programme in Delhi in a big way, has no separate scheme for housing of Scheduled Castes and Scheduled Tribes in Delhi. The Delhi Development Authority being almost the only public organisation working for the housing needs of the general public in Delhi must also look after the housing needs of the Scheduled Castes and Scheduled Tribes specifically and in a big way. For this purpose, the first thing that should be done is that there should be a statutory and mandatory representation of Scheduled Castes and Scheduled Tribes in the Delhi Development Authority and in its Advisory Council and the Housing Committee.

Reply of Government

To implement the recommendation of the Committee it would require a statutory amendment to the present act and if any amendment representing only a sectional interest is made it may attract other sectional interests to be represented on the D.D.A.

[Ministry of Works, Housing and Supply and Rehabilitation O.M.
No. 20(35)/75-UDII(A) dt. 5-8-1977]

Comments of the Committee

Please see Chapter I (Para 1.2).

Recommendation (Sl. No. 3, Para No. 33)

Even though no funds are allocated to the DDA by the Planning Commission or by the Government of India from its Budgetary allocation as such, the Committee feel that the DDA should have no difficulty in raising money from the L.I.C. or other financial institutions to finance its schemes for meeting the housing requirements of Scheduled Castes and Scheduled Tribes in Delhi. The Administration and the D.D.A. should set up a machinery to assess the housing requirements of Scheduled Castes and Scheduled Tribes in Delhi and formulate specific schemes to meet their requirements.

Reply of Government

DDA has been constructing houses under its housing schemes, in which there is reservation for persons belonging to Scheduled Castes and Scheduled Tribes. Moreover, persons belonging to Scheduled Castes and Scheduled Tribes who are allotted houses by DDA in Low Income Group and Janta categories are sanctioned loans from Nationalised Banks to the extent of 80 per cent cost of the houses at nominal interest of 4 per cent. In view of this facility, it may not be difficult for a person belonging to Scheduled Castes and Scheduled Tribes to finance the purchase of a flat from the DDA. Further, DDA has already taken up with LIC the question of further loans through the Planning Commission for house building purposes.

[Ministry of Works, Housing and Supply and Rehabilitation O.M.
No. 20(35)/75-UDII(A) dt. 5-8-1977]

Comments of the Committee

Please see Chapter I (Para 1.3).

Recommendation (Sl. No. 4, Para No. 34)

The Committee are surprised to note that there is no Cell in the Delhi Administration and the DDA to deal with the housing problems of Scheduled Castes and Scheduled Tribes. The Committee would like the Government to set up immediately separate Cells in the Delhi Administration and the DDA to deal with all matters relating to housing for Scheduled Castes and Scheduled Tribes and also for watching the implementation of the various housing schemes for these communities. The Cell should particularly see that the quotas fixed for Scheduled Castes and Scheduled Tribes in the matter of allotment of houses/sites by the Delhi Administration and the DDA are actually fulfilled.

Reply of Government

Under the DDA Housing Allotment Scheme, houses are allotted to those persons also who have registered themselves under the Advance Registration Scheme, in the Janta, Low and Middle Income Groups categories. Depending upon the number of persons registered under each category in the income groups, efforts are made to construct houses commensurate with the requirement. For persons in Scheduled Castes and Scheduled Tribes categories, registration deposits payable under the scheme of Advance Registration is half the amount payable by other income groups. Through strict observance of 25 per cent quota reservation for these categories it has been possible in the past to allot flats to all the applicants in this category. In view of the safeguards already provided for in respect of allotment of flats to persons belonging

to Scheduled Castes|Scheduled Tribes, the setting up of a separate Cell which will add only to administrative expenditure without yielding any tangible results may not be resorted to. The position in the Delhi Administration about the Cell is being ascertained.

[Ministry of Works, Housing and Supply and Rehabilitation O.M.
No. 20(35)/75-UDII(A) dt. 5-8-1977]

Comments of the Committee

Please see Chapter I (Para 1.4).

Recommendation (Sl. No. 7, Para No. 43)

The Committee regret to note that the reservations for Scheduled Castes and Scheduled Tribes were not made in the matter of allotment of houses/flats by the DDA from the very beginning. In 1968, it only made 15 per cent reservations and clubbed the Scheduled Castes and Scheduled Tribes with other categories such as political sufferers and ex-servicemen etc. Even in 1973, the DDA made 15 per cent reservations for Scheduled Castes and Scheduled Tribes for allotment of flats whereas they should have been not less than 22½ per cent. In the New Registration Scheme (1976), although 25 per cent houses/flats have been reserved in each category for Scheduled Castes and Scheduled Tribes, the Committee are surprised to note that for commercial shops/plots the percentage of reservation for these communities combined is still 12½ per cent. The Committee see no reason for fixing 12½ per cent reservation of commercial plots/shops for Scheduled Castes and Scheduled Tribes. Unless liberal allotment of commercial plots/shops is made to these communities, they cannot be uplifted economically and integrated in the main stream of the society. The Committee recommend that the percentage of reservation for commercial plots/shops for Scheduled Castes and Scheduled Tribes should be increased from 12½ per cent to 25 per cent.

Reply of Government

It may be pointed out that during the period 1974-75 out of 56 shops reserved for Scheduled Castes and Scheduled Tribes on the basis of 12.5 per cent reservation, only 16 could be allotted by restricted auction to SC and ST. For the remaining shops, there were no bids. A statement showing this position is as follows. In view of this position, there does not seem to be any strong case to increase the quota from 12.5 per cent to 25 per cent.

[here statement for next page]

[Ministry of Works, Housing and Supply and Rehabilitation O.M.
No. 20(35)/75-UDII(A) dt. 5-8-1977]

Comments of the Committee

Please see Chapter I (Para 1.5).

Sl.No.	Date of auction	Scheme	No. of shops put to auction	No. of shops sold
1.	25-5-74	Janakpuri D-1	2	..
		Kotla Mubarakpur	1	
2.	19-7-74	Zamroodpur	2	..
		Kotla	1	1
3.	5-3-75	Janakpuri D-I & D-I/A	2	..
		Janakpuri A-3	2	2
		Masjid Moth 'D' Block	4	3
		Zamroodpur	2	..
		Gujranwala	2	1
		Wazirpur PH-II Block B2	2	
		East of Kailash Block -E	3	
		Kotla Mubarakpur.	1	
		Jhilmil Ph. I Block 'A'	1	
4.	26-11-75	Gulmohar Park	4	1
		Janakpuri D-I&D-I/A	2	..
		Masjid Moth	1	1
		Zamroodpur	2	
		Wazirpur Ph.-II Block B2	2	
		Jhilmil Block A	1	
		East of Kailash	3	3
		MMTC/STC	1	..
		Shanti Niketan	2	2
5.	7-12-76	Gulmohar Park	3	
		Janakpuri D-I & D-I/A	2	..
		Zamroodpur	2	2
		Gujranwala	1	
		Wazirpur Ph. II, Block B2.	2	
		Jhilmil	1	
		MMTC/STC	1	

Recommendation (Sl. No. 8, Para 44)

The Committee further suggest that percentage of reservations for Scheduled Castes and Scheduled Tribes should not be grouped together. They should be 17 per cent for Scheduled Castes and 8 per cent for Scheduled Tribes, as are separately prescribed in the case of Services.

Reply of Government

The DDA have been reserving 25 per cent of flats for allotment to Scheduled Castes and Scheduled Tribes and no sub-division of this percentage is being done at present. This is because of the facts that the demand of flats from Scheduled Tribes is almost nil and, if sufficient number of Scheduled Tribes applicants do not turn up the short-fall would have to go to the Scheduled Castes. The existing system is, therefore, not discriminatory against Scheduled Tribes; on the other hand the Scheduled Castes may be able to get a higher percentage of flats than the 17 per cent to which they would normally be eligible.

[Ministry of Works, Housing and Supply and Rehabilitation
O.M. No. 20(35)/75-UDII(A), dt. 5-8-1977]

Comments of the Committee

Please see chapter I (Para 1.6).

Recommendation (Sl. No. 9, Para No. 45)

The Committee also recommend that reservations for Scheduled Castes and Scheduled Tribes for houses|flats and commercial plots|shops should be interchangeable, i.e. if the number of applications for flats/shops etc. from Scheduled Castes less than the quota reserved for them, applications from Scheduled Tribes should be considered to fill that quota and *vice versa*.

Reply of Government

The Committee on the Welfare of Scheduled Castes and Scheduled Tribes took the evidence of representatives of this Ministry and the DDA on 1-3-76. During the course of the evidence, the recommendation under para 41 was that both the categories i.e. Scheduled Castes and Scheduled Tribes should not have been grouped together but desired that as in the case of public services the percentage of representation for Scheduled Castes and Scheduled Tribes should be separate in the matter of allotment of shops, plots and houses. The representative of the DDA had no objection to this recommendation. If this split is resorted to, then presumably the interchangeability would be restric-

ted only to these percentage only. A modification of the general scheme in this respect would also be called for.

[Ministry of Works, Housing and Supply and Rehabilitation O.M.
No. 20(35)/75-UDII(A) dt. 5-8-1977]

Comments of the Committee

Please see chapter I (Para 1.6).

Recommendation (Sl. No. 12, Para No. 67)

As regards the New Registration Scheme (1976) if the number of applications from Scheduled Castes and Scheduled Tribes for allotment of flats under the New Registration Scheme (1976) falls short of the quota of flats reserved for them, the Committee would like the DDA to invite fresh applications from Scheduled Castes and Scheduled Tribes only and give that fact wide publicity so that the DDA schemes for housing for these communities may be better known to them.

Reply of Government

For obvious reasons, there is appreciable timelag between registration and construction. When the flats are nearing completion in a particular scheme|schemes, applications are invited from registered persons to ascertain whether they would be interested in allotment of flats in any of these schemes. If the number of applications received from Scheduled Castes is less than the flats reserved for them, it will not be desirable to invite fresh applications from persons of this community at that stage as it would unnecessary delay allotment of flats to other eligible persons.

[Ministry of Works, Housing and Supply and Rehabilitation O.M.
No. 20(35)/75-UDII(A) dt. 5-8-1977]

Comments of the Committee

Please see chapter I (Para 1.7).

Recommendation (Sl. Nos. 14 to 16, Para 69—71)

The Committee regret to note that the DDA does not keep a class-wise and category-wise record of the houses|flats allotted by it and subsequently cancelled. The Committee recommend that the DDA should keep a complete record of all the cancellations of allotment of flats|houses allotted by, more particularly of the cancellations of flats|houses allotted to the Scheduled Castes and Scheduled Tribes and the reasons therefor.

The Committee would also like the DDA to have periodical studies made of all the cancellations of flats/houses allotted by the DDA and take remedial measures to stop these cancellations.

The Committee would further recommend that a DDA flat/house allotted to a Scheduled Castes/Scheduled Tribes person should not be cancelled without the specific orders of the Lt. Governor, Delhi who is also the Ex-officio Chairman of the Delhi Development Authority.

Reply of Government

Allotment is cancelled on any of the following grounds:—

- (i) Non-payment of the premium.
- (ii) Failure on part of the applicant to furnish an affidavit that he does not own a house or a plot in his own name or in the name of his wife in the Union Territory of Delhi.
- (iii) Failure of the applicant to furnish a certificate that his annual income falls within the LIG or the MIG as the case may be.

The policy regarding cancellation is thus very clear. Such cases need not therefore, be submitted to the Lt. Governor for his prior orders before cancellation. It may, however, be pointed out that if Scheduled Caste or Scheduled Tribe allottee furnishes the certificate referred to above, even after the prescribed date, a liberal view is normally taken and the allotment is not cancelled as far as possible.

In view of this position, there may not be any need to maintain a separate record of cancellation of allotments made to Scheduled Castes or Scheduled Tribes. However, category-wise record of cancellation i.e. of CSP Janata, LIG, MIG, etc. is maintained. DDA however, is being asked to look into the matter again.

[Ministry of Works, Housing and Supply and Rehabilitation O.M.
No. 20(35)/75-UDII(A) dt. 5-8-1977]

Comments of the Committee

Please see Chapter I (Para 1.8).

Recommendation (Sl. No. 17, Para No. 72)

The Committee are surprised to note that out of a total of 3611 commercial plots/shops developed by the DDA under its various schemes, only 24 Scheduled Castes and Scheduled Tribes have been able to purchase the same through restricted auction held by the DDA specially for them. The Committee would urge that the DDA should review the existing terms and conditions for the sale of commercial plots/shops to the Scheduled Castes and Scheduled Tribes so as to enable them to purchase the same in increasing numbers. The Committee would suggest that the commercial plots/shops should be allotted by the DDA to the Scheduled Castes and Scheduled Tribes, as per the quota reserved for them, on minimum reserve prices payable on interest-free easy instalments.

Reply of Government

A decision to reserve 12.8 per cent shops built by the DDA for auction to Scheduled Castes and Scheduled Tribes was taken on 31-1-74 in the meeting held in the room of the then Minister for Works and Housing. According to this decision the shops were to be disposed off by a limited auction confined to applicants from Scheduled Castes and Scheduled Tribes only. In this meeting itself the desirability of allotting shops at pre-determined rates instead of by auction was considered and it was decided to introduce the system of limited auction initially. As a result of this decision the DDA held 5 auctions on 25-5-74, 19-7-74, 5-3-75, 26-11-75 and 7-12-76 in which 56 shops were put to restricted auction. The DDA could dispose off only 16 shops in all the five auctions and for the remaining shops there were no bidders. As regards the suggestion that the commercial plots/shops should be allotted by the DDA to the Scheduled Castes and Scheduled Tribes on the minimum prices payable on interest free easy instalments, it may be pointed out that the premium is payable in two instalments i.e. 25 per cent at the time of auction and the balance on demand on which no interest is charged. Any further relaxation in the payment of the auction price on interest free instalments would not be in the financial interest of the Authority, because the Authority has to pay interest to the banks on the prescribed rates for the loans raised by it.

[Ministry of Works, Housing and Supply and Rehabilitation O.M. No. 20(35)/75-UDII(A) dt. 5-8-1977]

Comments of the Committee

Please see chapter I (Para 1.9).

Recommendation (Sl. No. 24, Para No. 93)

The Committee note that the Scheduled Castes and Scheduled Tribes who intend to get their names registered with the DDA for the allotment of DDA flats are required to deposit half of the registration amount which is Rs. 7500/- for MIG, Rs. 4500/- for LIG and Rs. 750/- for Janta/Community Service Personnel category flats. Considering the limited economic capacity of the people belonging to these communities, the Committee feel that further relaxations in respect of initial deposits for registration of flats is necessary on their behalf. The Committee, therefore, recommend that the amount of initial deposit in their cases should be Rs. 1000/- for MIG, Rs. 500/- for LIG and Rs. 100/- for Janta/Community Service Personnel category flats.

Reply of Government

Since DDA has to construct a large number of dwelling units and it does not receive any assistance from Central Government/ Planning Commission, it will not be able to construct houses in large number if the registration amount is reduced. However, the DDA pays interest on the registration deposits. Hence in their (SC/ST) own interest it will not be advisable to reduce further the registration amount. However, the housing policy of DDA, which includes registration amounts also, is under review.

[Min. of Works, Housing and Supply and Rehabilitation
O.M. No. 20(35)/75-UDII(A), dt. 5-8-1977]

Comments of the Committee

Please see Chapter I (Para 1.10).

Recommendation (Sl. No. 25, Para No. 94)

The Committee suggest that Rs. 1500/- should continue to be charged less from Scheduled Castes and Scheduled Tribes allottee of DDA, LIG and Janta category of flats towards the cost of the flats and after adjustment of the initial deposit, the balance should be recovered from them in 200 equitable monthly instalments instead of 180 monthly instalments as at present. In deserving cases, the number of monthly instalments should be raised to 240. The rate of interest in their case should also be concessional rate of interest which should not be more than 5 per cent per annum.

Reply of Government

Increase by 20 more equated instalments may not provide any substantial relief since interest payable will also go up ultimately.

Moreover, facilities of loans from Nationalised Banks are available to persons belonging to Scheduled Castes and Scheduled Tribes to the extent of 80 per cent cost of the flat at 4 per cent rate of interest, which should go a long way to help the financial capability of the members of Scheduled Castes and Scheduled Tribes for purchasing flats.

[Ministry of Works, Housing and Supply and Rehabilitation O.M.
No. 20 (35) |75-UDII (A), dt. 5-8-1977]

Comments of the Committee

Please see Chapter I (Para 1.11).

CHAPTER V

RECOMMENDATIONS|OBSERVATIONS REGARDING WHICH FINAL REPLIES OF GOVERNMENT HAVE NOT BEEN RECEIVED

Recommendation (Sl. No. 1, Para No. 9)

The Committee are constrained to observe that the Government have not so far made any survey to find out the number of Scheduled Caste and Scheduled Tribe families residing in the Union Territory of Delhi who are in need of houses/house-sites. The Committee would like the Government to have an immediate realistic survey and assessment made of the housing needs of Scheduled Castes and Scheduled Tribes in the Union Territory of Delhi, both in urban and rural areas, so that effective and constructive schemes could be drawn up to meet their requirements.

(No reply has been received from the Ministry).

Recommendation (Sl. No. 26, Para No. 95)

The public sector banks provide financial assistance to the weaker sections of the society by charging differential rates of interest. The rate of interest is 4 per cent per annum. The Committee in their 22nd Report (5th Lok Sabha) on the Ministry of Finance Reserve Bank of India recommended the liberalisation of the Differential rates of Interest scheme, so that Scheduled Castes and Scheduled Tribes, irrespective of their income ceiling or place of residence could borrow from the banks under the scheme. The Committee hope that the Ministry of Finance/Reserve Bank of India would take necessary steps in this regard so that more and more Scheduled Castes and Scheduled Tribes people in the Union Territory of Delhi as also elsewhere could obtain financial assistance from the banks for house-building purposes.

Reply of Government

Pending examination in depth by a Study Group of the broader issues of extension of bank finance for housing, Reserve Bank of India have issued certain tentative guidelines in June, 1976, to provide finance for the economically weaker sections of the community. Among the weaker sections of the community, persons

belonging to the Scheduled Castes and Scheduled Tribes have been give an additional concession in the rate of interest in relations to others. The concessional rate of interest prescribed in these guidelines is not to exceed the rate prescribed under the DIR Scheme i.e. 4 per cent per annum without any restrictions with regard to place of residence or income.

[Min. of Works, Housing and Supply and Rehabilitation
O.M. No. 20(35)/75-UDII(A), dt. 5-8-1977]

Recommendation (Sl. No. 30, Para No. 108)

The Committee further recommend that the Delhi Administration should earmark 25 per cent of its total housing funds for advancing loans to the Scheduled Castes and Scheduled Tribes applicants.

Reply of Government

The recommendation of the Committee is under consideration.

[Ministry of Works, Housing and Supply and Rehabilitation O.M.
No. 20(35)/75-UDII(A) dt. 5-8-1977]

NEW DELHI;
January 27, 1978.
Magha 7, 1898 (S).

RAM DHAN,
Chairman,
Committee on the Welfare of
Scheduled Castes and Scheduled Tribes.

APPENDIX I

(Vide reply to Recommendation No. 32)

No. 15/57/68-SCT.II

GOVERNMENT OF INDIA/BHARAT SARKAR

Ministry of Home Affairs/Grih Mantralaya

New Delhi-110001, the 18th September, 1976

27 Bhadra, 1897.

To

All States/Union Territories .

SUBJECT.—*Welfare of Backward Classes—Housing Schemes—Pattern of Housing scheme during the Fifth Five Year Plan—Proposals for revision thereof.*

Sir,

I am directed to say that the Government of India have had under consideration for some time to undertake a general review of the Housing Subsidy schemes for the Welfare of Backward Classes. In this connection attention of all States and Union Territory Administration is invited to this Ministry's letter No. 15/57/68-SCT.III, dated the 16th October, 1969 wherein their comments/views on the proposal mentioned above were invited. After taking into consideration the comments/views offered by the State Governments/Union Territory Administrations and also in consultation with the Planning Commission, and concerned Ministries and in supersession of this Ministry's letter No. 1245/61-SCT. III, dated 14th February, 1964, as amended from time to time, the Government of India have decided that:—

- (a) The minimum accommodation to be provided in each house should have a floor area of 220 sq. ft. consisting of a living room, a multipurpose room (or a kitchen and a Verandah) and a store. Out of this, 120 sq. ft. may be for the living room and the remaining 100 sq. ft. for the multipurposes room (or kitchen and a Verandah) and the store. In addition, a bathing platform and a cheap-sanitary latrine may be provided wherever feasible;

- (b) While locally available building materials may be utilised to the maximum possible extent, the nature of construction and the choice of specifications should be such that the roof of the house should last not less than 20 years, with reasonable maintenance and repairs by the occupants. If the walls are built with non-durable materials, the roof should be carried independently on posts or pillars of durable construction;
- (c) for the purpose of financial assistance by the Centre, the ceiling cost may be fixed as Rs. 2,000/- per house in general areas, Rs. 2500/- in black cotton soil areas, hilly regions, remote places and Jammu Province and Rs. 3000/- in other parts of the Jammu & Kashmir State and in areas bordering Himalyas and actually subject to heavy snowfall in the States of Himachal Pradesh Punjab, Uttar Pradesh, Assam and West Bengal in view of the need for building houses with superior specifications to withstand the heavy snowfall etc. and
- (d) The Central assistance will continue to be given on the basis of block grants of bloc-loans. The Central subsidy may be given on the basis of 75 per cent of the approved ceiling cost mentioned at (c) above. The remaining 25 per cent of the cost should be borne by the beneficiaries either in cash or building materials or by way of voluntary labour. Construction of costly houses in rural areas may be discouraged and no house the estimated cost of which, exceeds Rs. 3,000/- per house, should be eligible for a subsidy under the Housing Scheme for the Welfare of Backward Classes.
- (e) The additional expenditure resulting from the raising of the ceiling costs, as mentioned at (c) above, may be met as under:—
- (i) Either to reduce the number of houses proposed to be constructed so as to keep the expenditure within the Plan Outlay,
 - (ii) Or to meet the additional expenditure from the resources of the States U.T. Governments concerned.

It may clearly be understood that no additional assistance on this account would be available.

2. While implementing the above pattern, the State Govts. and Union Territory Administrations are also requested to keep in view the following suggestions:—

- (i) The housing problem of tribals is not as acute as that of the Scheduled Castes. It is, therefore, suggested that Government assistance for tribal housing should be extended under special circumstances such as settling of shifting cultivators or resettlement of those displaced by development projects. Even under these circumstances the Government assistance might be restricted to assistance in terms of cash and building material, leaving the concerned tribals to build the houses according to their own choice and convenience.
- (ii) The benefit of assistance for house-sites and housing should go to the poorest among the Scheduled Castes and Scheduled Tribes.
- (iii) For this purpose even the small element of matching contribution (25 per cent) against a cash grant equivalent to 75 per cent of the approved cost of production is too heavy to be borne by the poorest among the Scheduled Castes and Scheduled Tribes. It does not help to permit this matching grant to be given in the form of labour because it is not possible for the wage-earners to forego their wages while on construction of the house under this scheme. The State Governments might, therefore, make available long term loans with little or no interest in order to cover the matching contribution. Such loans should be granted liberally against the security of the house itself.
- (iv) As far as possible, assistance for housing should be given to a group of families coming together either in the form of a cooperative or otherwise instead of to individuals. This should facilitate acquiring land and developing sites for construction on a patterns consistent with modern standards of town and country planning.
- (v) In the process of encouraging construction of housing colonies, instead of isolated houses, due precaution should be taken to ensure that it does not lead to segregation of harijans. For this purpose, it is suggested that 10 to 25 per cent of the sites should be reserved for non-Scheduled Castes. In order, further to make sure that the required number of non-Scheduled Castes come for-

ward to avail themselves of it this allotment, they might be offered the same terms of assistance as applicable to Scheduled Cast.

- (vi) As regards housing colonies in rural areas, such programmes should be linked up with the occupational life of the beneficiaries. The experience gained in the colonisation of landless labour indicate that sufficiently remunerative employment to engage the dwellers all the year rounds are not provided on the site. This has often resulted in the desertion of the colony, particularly in off season for search of casual labour elsewhere. This has to be guarded against.

3. Subject to the broad decisions and suggestions mentioned above, the State Governments and Union Territory Administrations may use their discretion to make such modifications as may be considered necessary in the light of the local conditions.

4. The contents of this letter may also be brought to the notice of the Housing Department of the State concerned. The revised ceilings-para-1(G) above will take effect from the date of issue orders.

5. The receipt of this letter may kindly be acknowledged.

Yours faithfully,

Sd/-

(B. R. RAMDAS),

Deputy Secretary to the Govt. of India.

APPENDIX II

(Vide reply to Recomm. No. 32)

No. 15/57/58-SCT.II

GOVERNMENT OF INDIA/BHARAT SARKAR

Ministry of Home Affairs/Grih Mantralya)

(SCT.II Section)

Shastri Bhavan, New Delhi-1.

Dated the 21st October, 1975.

To

All States/Union Territories

SUBJECT.—*Welfare of Backward Classes—Housing Schemes—Pattern of Housing Schemes during the Fifth Five Year Plan—Revision of.*

Sir.

I am directed to refer to this Ministry's letter of even number dated the 18th September, 1975, on the above subject and to state that sub-para 1(c) thereof embodying the ceilings fixed for granting financial assistance by the Centre to the State Governments in connection with the construction of houses for the welfare of Backward Classes is substituted in place of the existing sub-para as under:—

- (c) for the purpose of financial assistance by the centre, the ceiling cost may be fixed Rs. 2000/- per house in general areas, Rs. 2500/- in black cotton soil areas, hilly regions, remote places and Jammu & Kashmir province and Rs. 3000/- in other parts of the Jammu & Kashmir State and in areas bordering Himalayas and actually subject to heavy snowfall in the States of Himachal Pradesh, Uttar Pradesh, Assam and West Bengal in view of the need for building houses with superior specifications to withstand the heavy snowfall etc.

The State of Punjab has been deleted from the category of the ceiling of Rs. 3000/- as after the reorganisation of Punjab, there are no parts of Punjab, as now constituted, bordering Himalayas and actually subject to heavy snowfall.

Yours faithfully,

Sd/-

(O. R. SRINIVASAN)

Under Secretary to the Govt. of India.

APPENDIX-III

(Vide Introduction)

Analysis of the action taken by the Government on the recommendations contained in the Fifty-Seventh Report of the Committee on the Welfare of Scheduled Castes and Scheduled Tribes (Fifth Lok Sabha).

I.	Total number of recommendations	37
II.	Recommendations which have been accepted by Government (Vide recommendations at Sl. Nos. 10, 21, 27 and 28).	
	Number	4
	Percentage to total	10·8
III.	Recommendations which the Committee do not desire to pursue in view of the Government's replies (Vide recommendations at Sl. Nos. 5, 6, 11, 13, 18, 19, 20, 22, 23, 29 and 31 to 37).	
	Number	17
	Percentage to total	45·9
IV.	Recommendations in respect of which replies of Government have not been accepted by the Committee and which require reiteration (Vide recommendation at Sl. Nos. 2, 3, 4, 7, 8, 9, 12, 14, 15, 16, 17, 24 and 25).	
	Number	13
	Percentage to total	35·1
V.	Recommendations in respect of which final replies of Government have not been received (Vide recommendations at Sl. Nos. 1, 26 and 30).	
	Number	3
	Percentage to total	8·2